HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2014

Highlights

- Hamilton CMA total housing starts trending up in February.
- Townhouse starts continued strong.
- Brantford CMA total housing starts trending down in February.

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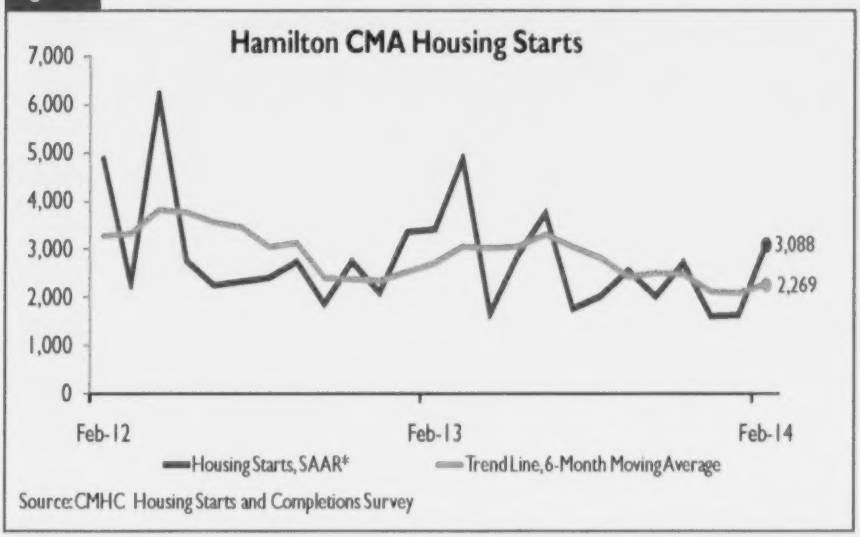

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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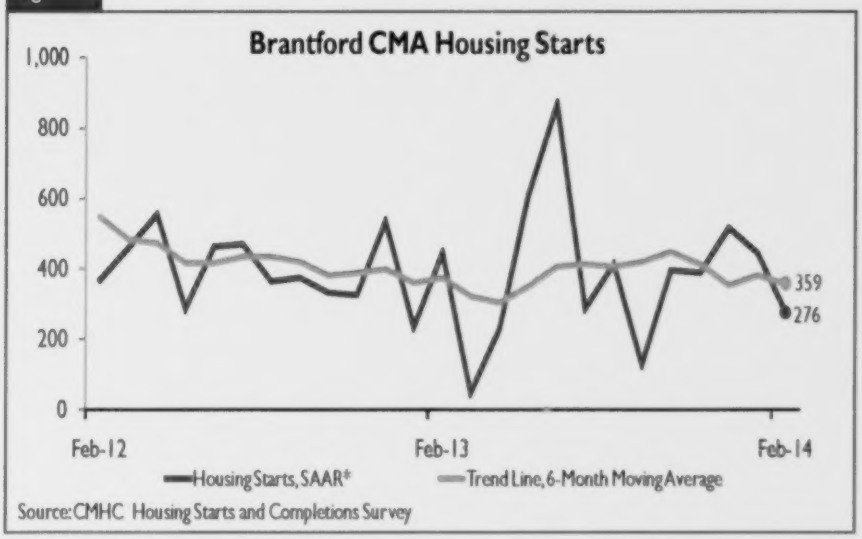
Hamilton CMA Total Housing Starts Trending Up

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending up at 2,269 units in February compared to 2,090 units in January. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Townhouse starts continued last month's strength. The pace in townhouse starts during the first two months of 2014 has been particularly strong. Some homebuyers shifted their demand in favour of less expensive townhouses relative to single-detached dwellings.

Townhouse and apartment starts were up in the City of Hamilton and the Township of Grimsby. Meanwhile, total housing starts in the City of Burlington remained weak, as no multiple-family housing construction occurred since the beginning of the year. For the Hamilton CMA as a whole, single-detached housing starts recorded the sharpest year-over-year decline since March 2009.

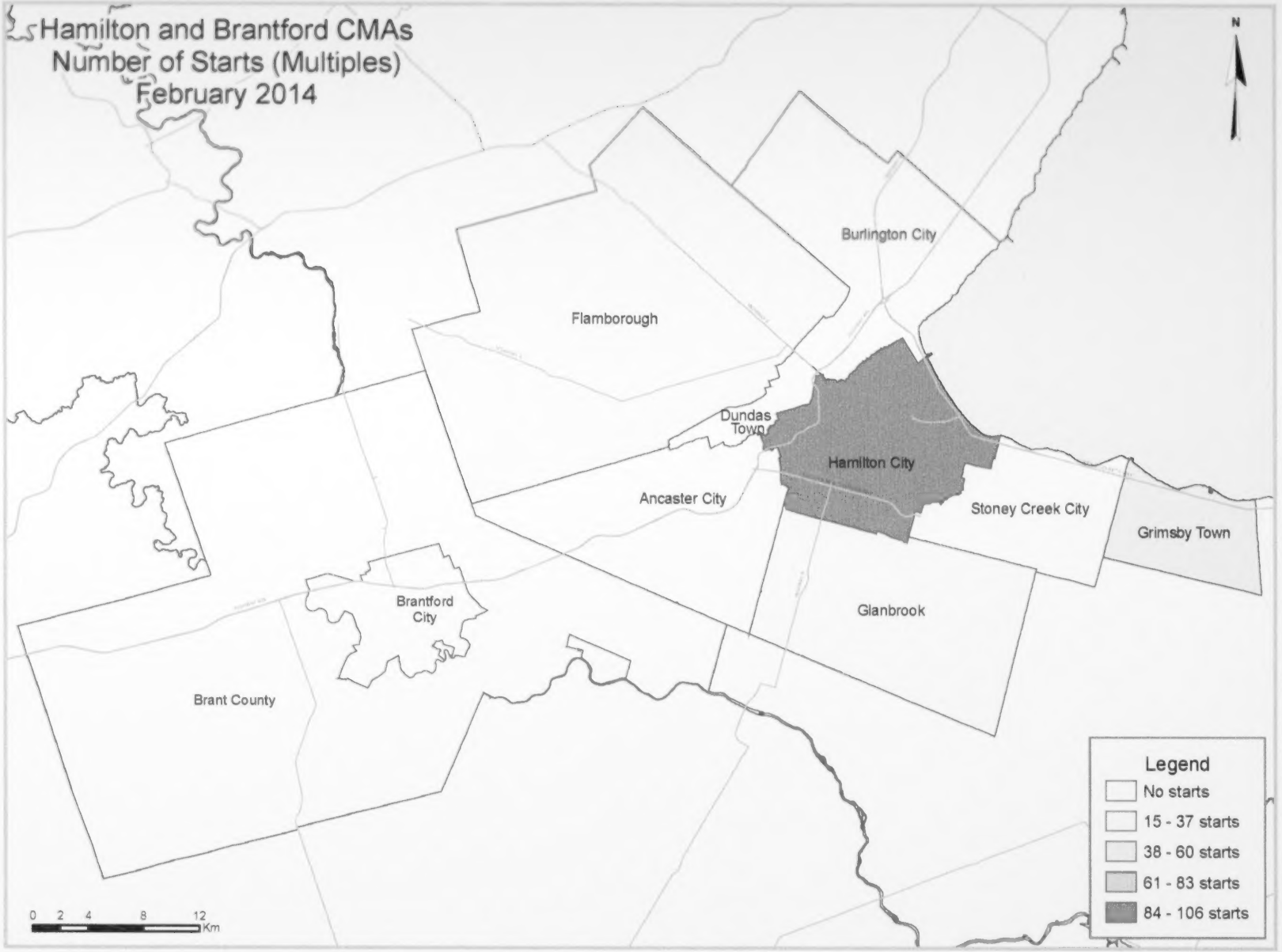
Figure 2

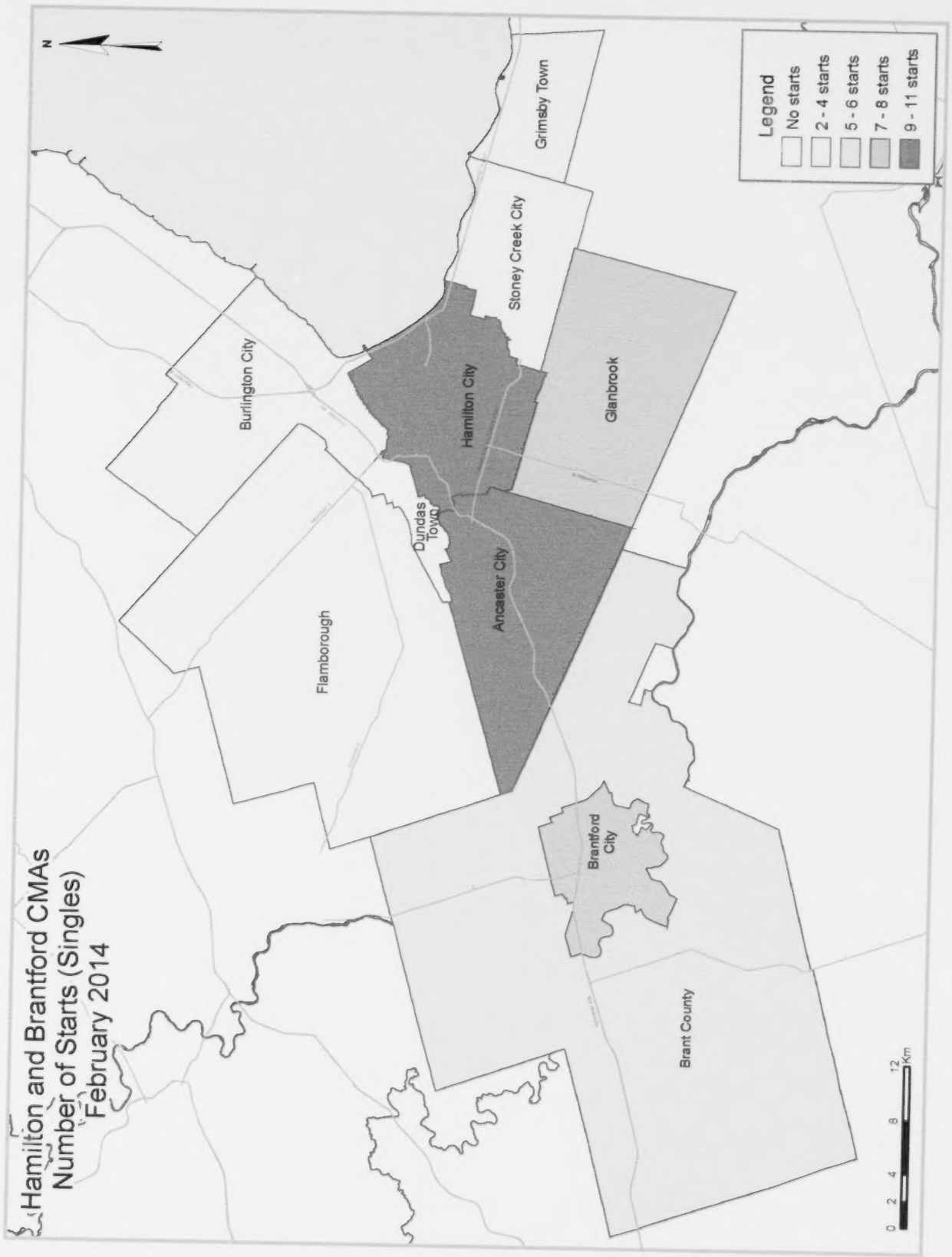


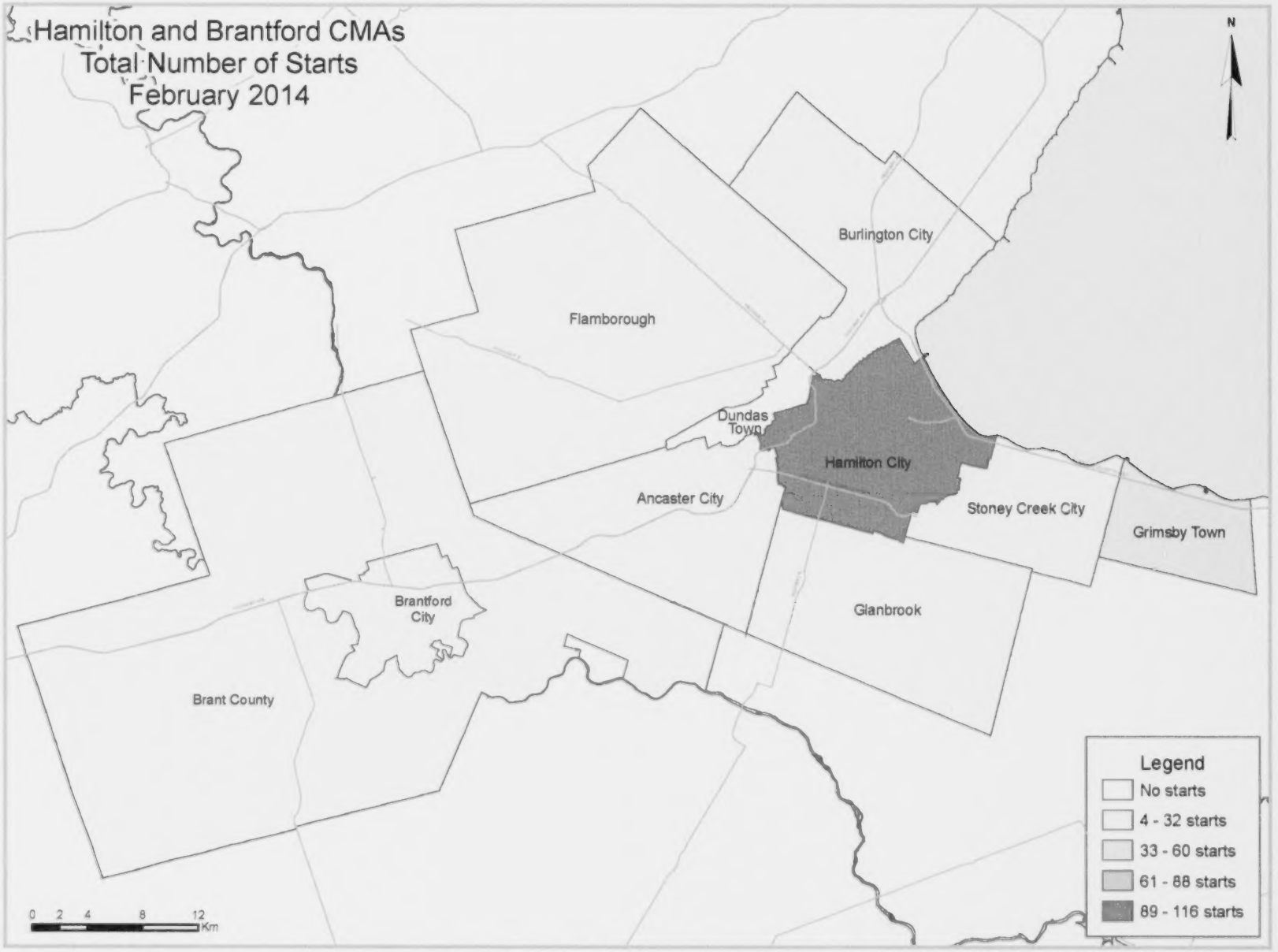
* SAAR[1]: Seasonally Adjusted Annual Rate.

Brantford CMA Total Housing Starts Trending Down

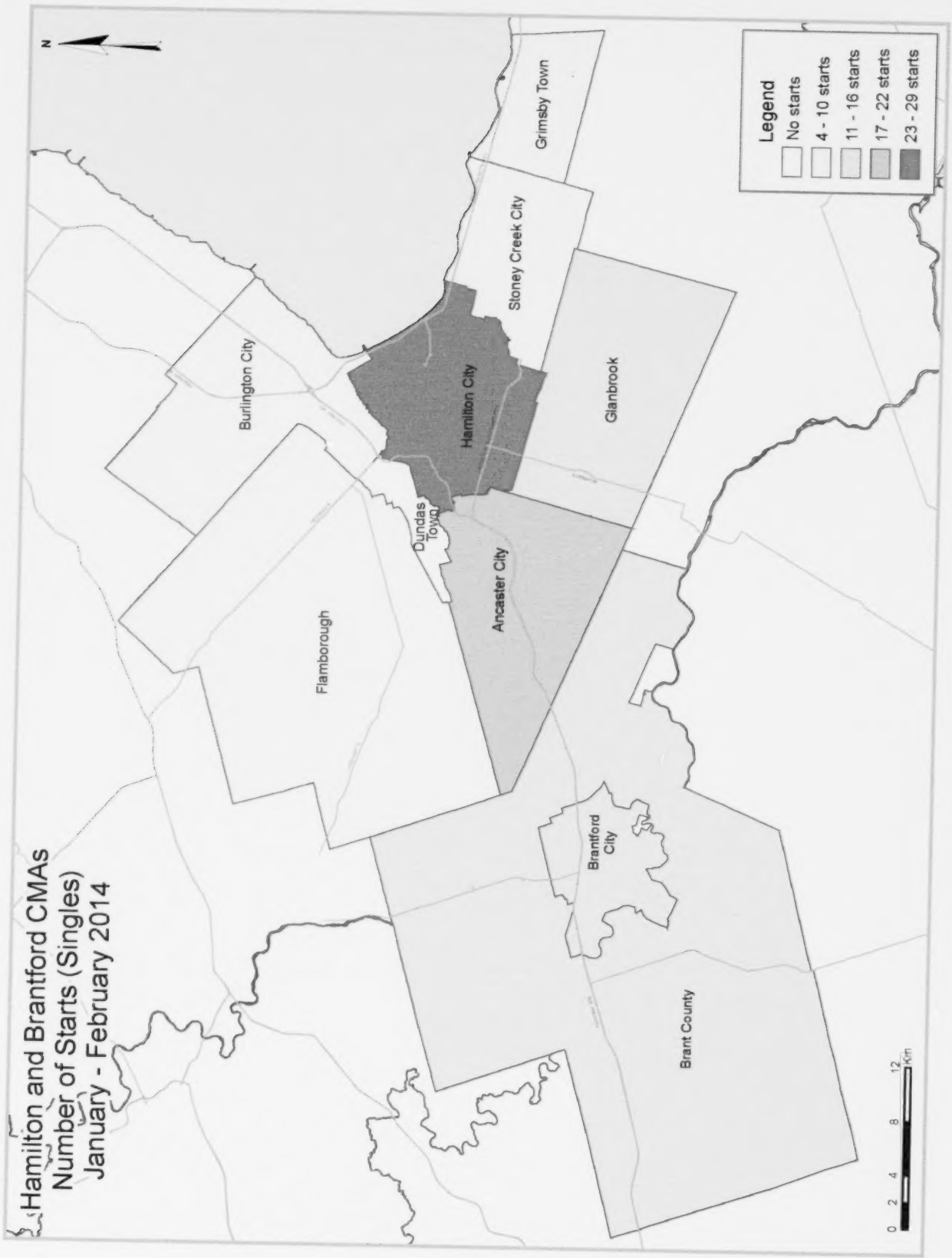
Housing starts in the Brantford CMA were trending down in February 2014, giving back all of last month's gains. The decline was entirely due to weaker residential construction in the City of Brantford. Single-detached housing starts were up in Brant County, supported mostly by homebuyers coming from more expensive neighbouring municipalities. No multiple-family housing starts occurred anywhere in the Brantford CMA.

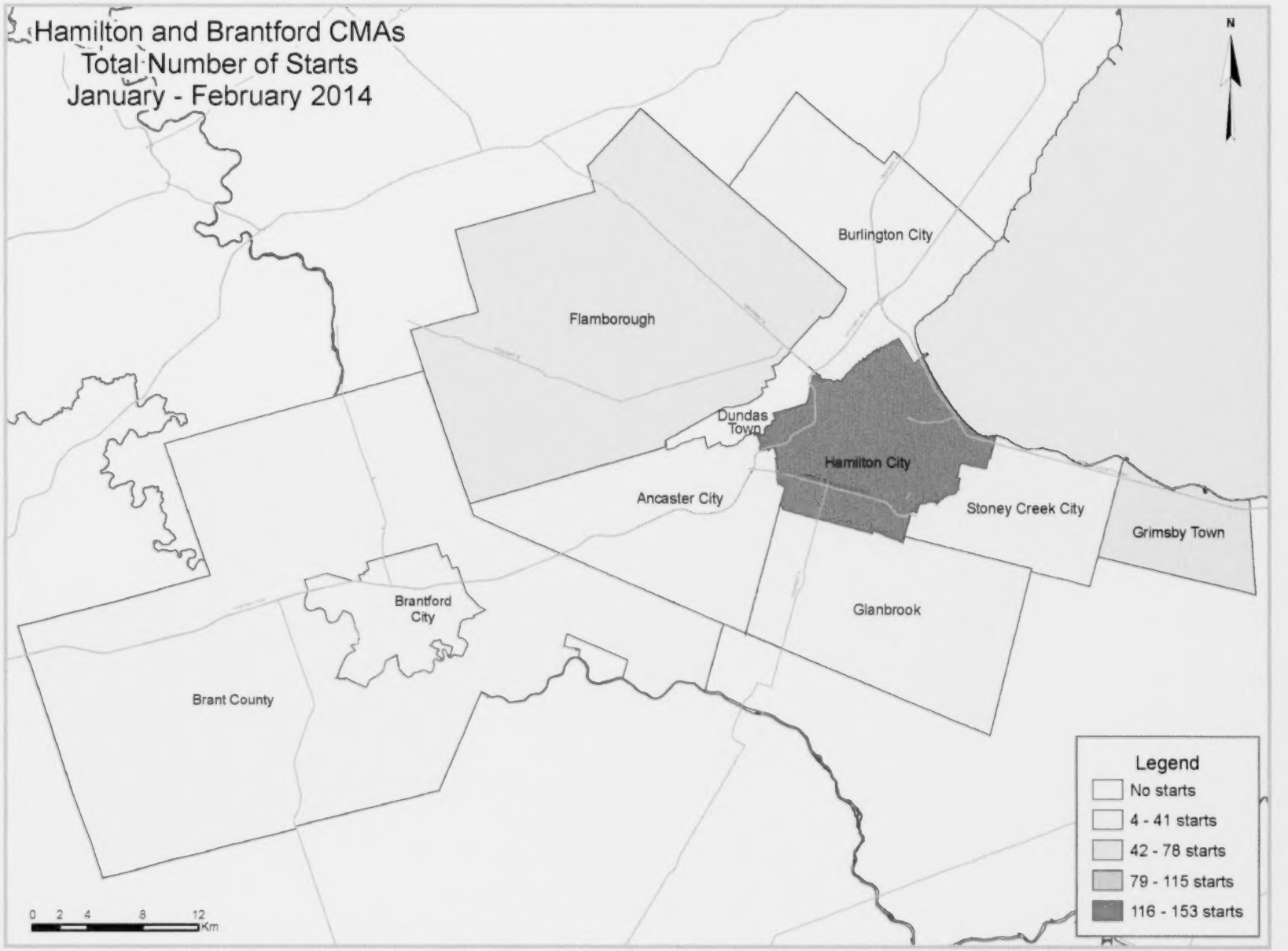

Hamilton and Brantford CMAs
Number of Starts (Multiples)
February 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
15 - 37 starts
38 - 60 starts
61 - 83 starts
84 - 106 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
February 2014
N
Legend
No starts
2 - 4 starts
5 - 6 starts
7 - 8 starts
9 - 11 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
February 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
4 - 32 starts
33 - 60 starts
61 - 88 starts
89 - 116 starts

Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - February 2014
N
Legend
No starts
13 - 40 starts
41 - 68 starts
69 - 96 starts
97 - 124 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Flamborough
Dundas Town
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - February 2014
N
Legend
No starts
4 - 10 starts
11 - 16 starts
17 - 22 starts
23 - 29 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - February 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
4 - 41 starts
42 - 78 starts
79 - 115 starts
116 - 153 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) February 2014		
Hamilton CMA[1]	January 2014	February 2014
Trend[2]	2,090	2,269
SAAR	1,629	3,088
	February 2013	February 2014
Actual		
February - Single-Detached	55	42
February - Multiples	201	188
February - Total	256	230
January to February - Single-Detached	145	87
January to February - Multiples	332	249
January to February - Total	477	336

Table 1b: Housing Starts (SAAR and Trend) February 2014		
Brantford CMA[1]	January 2014	February 2014
Trend[2]	382	359
SAAR	446	276
	February 2013	February 2014
Actual		
February - Single-Detached	12	13
February - Multiples	17	-
February - Total	29	13
January to February - Single-Detached	22	25
January to February - Multiples	17	13
January to February - Total	39	38

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2014	42	2	64	0	16	33	0	73	230
February 2013	55	2	30	0	14	0	0	155	256
% Change	-23.6	0.0	113.3	n/a	14.3	n/a	n/a	-52.9	-10.2
Year-to-date 2014	87	2	113	0	28	33	0	73	336
Year-to-date 2013	145	2	41	0	21	99	14	155	477
% Change	-40.0	0.0	175.6	n/a	33.3	-66.7	-100.0	-52.9	-29.6
UNDER CONSTRUCTION									
February 2014	555	76	380	10	270	706	182	432	2,611
February 2013	641	44	261	8	289	608	182	155	2,188
% Change	-13.4	72.7	45.6	25.0	-6.6	16.1	0.0	178.7	19.3
COMPLETIONS									
February 2014	38	8	17	0	16	0	0	0	79
February 2013	87	4	55	0	15	186	0	0	347
% Change	-56.3	100.0	-69.1	n/a	6.7	-100.0	n/a	n/a	-77.2
Year-to-date 2014	152	12	64	0	24	0	0	0	252
Year-to-date 2013	150	6	94	1	27	186	0	0	464
% Change	1.3	100.0	-31.9	-100.0	-11.1	-100.0	n/a	n/a	-45.7
COMPLETED & NOT ABSORBED									
February 2014	76	13	3	1	7	0	n/a	n/a	100
February 2013	46	1	13	0	9	8	n/a	n/a	77
% Change	65.2	**	-76.9	n/a	-22.2	-100.0	n/a	n/a	29.9
ABSORBED									
February 2014	34	0	17	0	16	0	n/a	n/a	67
February 2013	93	6	57	0	15	178	n/a	n/a	349
% Change	-63.4	-100.0	-70.2	n/a	6.7	-100.0	n/a	n/a	-80.8
Year-to-date 2014	147	5	64	1	24	0	n/a	n/a	241
Year-to-date 2013	154	8	91	1	27	178	n/a	n/a	459
% Change	-4.5	-37.5	-29.7	0.0	-11.1	-100.0	n/a	n/a	-47.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2014	13	0	0	0	0	0	0	0	13
February 2013	12	0	17	0	0	0	0	0	29
% Change	8.3	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-55.2
Year-to-date 2014	25	0	5	0	0	0	8	0	38
Year-to-date 2013	22	0	17	0	0	0	0	0	39
% Change	13.6	n/a	-70.6	n/a	n/a	n/a	n/a	n/a	-2.6
UNDER CONSTRUCTION									
February 2014	152	6	24	0	53	0	8	0	243
February 2013	129	2	49	0	72	3	14	0	269
% Change	17.8	200.0	-51.0	n/a	-26.4	-100.0	-42.9	n/a	-9.7
COMPLETIONS									
February 2014	11	2	0	0	9	0	0	0	22
February 2013	22	4	0	0	0	0	0	0	26
% Change	-50.0	-50.0	n/a	n/a	n/a	n/a	n/a	n/a	-15.4
Year-to-date 2014	37	4	10	0	9	0	0	0	60
Year-to-date 2013	52	6	3	0	0	0	0	0	61
% Change	-28.8	-33.3	**	n/a	n/a	n/a	n/a	n/a	-1.6
COMPLETED & NOT ABSORBED									
February 2014	19	0	8	0	18	0	n/a	n/a	45
February 2013	30	3	4	0	9	0	n/a	n/a	46
% Change	-36.7	-100.0	100.0	n/a	100.0	n/a	n/a	n/a	-2.2
ABSORBED									
February 2014	12	2	4	0	3	0	n/a	n/a	22
February 2013	30	3	0	0	5	0	n/a	n/a	38
% Change	-60.0	-33.3	n/a	n/a	-40.0	n/a	n/a	n/a	-42.1
Year-to-date 2014	44	4	18	0	5	0	n/a	n/a	72
Year-to-date 2013	50	3	3	0	5	0	n/a	n/a	75
% Change	-12.0	33.3	**	n/a	0.0	n/a	n/a	n/a	-4.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
February 2014	36	2	50	0	16	0	0	73	177
February 2013	51	2	30	0	14	0	0	0	97
Former Hamilton City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Stoney Creek City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Ancaster City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Dundas Town									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Flamborough									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Glanbrook									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
City of Burlington									
February 2014	4	0	0	0	0	0	0	0	4
February 2013	2	0	0	0	0	0	0	155	157
Grimsby									
February 2014	2	0	14	0	0	33	0	0	49
February 2013	2	0	0	0	0	0	0	0	2
Hamilton CMA									
February 2014	42	2	64	0	16	33	0	73	230
February 2013	55	2	30	0	14	0	0	155	256
Brant County									
February 2014	6	0	0	0	0	0	0	0	6
February 2013	2	0	0	0	0	0	0	0	2
Brantford City									
February 2014	7	0	0	0	0	0	0	0	7
February 2013	10	0	17	0	0	0	0	0	27
Brantford CMA									
February 2014	13	0	0	0	0	0	0	0	13
February 2013	12	0	17	0	0	0	0	0	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
February 2014	450	62	282	2	166	237	182	125	1,506
February 2013	522	42	236	7	231	270	182	0	1,490
Former Hamilton City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Stoney Creek City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Ancaster City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Dundas Town									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Flamborough									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Glanbrook									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
City of Burlington									
February 2014	84	14	14	0	53	436	0	307	908
February 2013	103	2	25	0	50	338	0	155	673
Grimsby									
February 2014	21	0	84	8	51	33	0	0	197
February 2013	16	0	0	1	8	0	0	0	25
Hamilton CMA									
February 2014	555	76	380	10	270	706	182	432	2,611
February 2013	641	44	261	8	289	608	182	155	2,188
Brant County									
February 2014	58	2	3	0	14	0	0	0	77
February 2013	54	0	0	0	12	3	0	0	69
Brantford City									
February 2014	94	4	21	0	39	0	8	0	166
February 2013	75	2	49	0	60	0	14	0	200
Brantford CMA									
February 2014	152	6	24	0	53	0	8	0	243
February 2013	129	2	49	0	72	3	14	0	269

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
February 2014	36	8	11	0	10	0	0	0	65
February 2013	80	4	37	0	15	0	0	0	136
Former Hamilton City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Stoney Creek City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Ancaster City									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Dundas Town									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Flamborough									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Glanbrook									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
City of Burlington									
February 2014	0	0	6	0	6	0	0	0	12
February 2013	4	0	10	0	0	186	0	0	200
Grimsby									
February 2014	2	0	0	0	0	0	0	0	2
February 2013	3	0	8	0	0	0	0	0	11
Hamilton CMA									
February 2014	38	8	17	0	16	0	0	0	79
February 2013	87	4	55	0	15	186	0	0	347
Brant County									
February 2014	1	0	0	0	0	0	0	0	1
February 2013	8	2	0	0	0	0	0	0	10
Brantford City									
February 2014	10	2	0	0	9	0	0	0	21
February 2013	14	2	0	0	0	0	0	0	16
Brantford CMA									
February 2014	11	2	0	0	9	0	0	0	22
February 2013	22	4	0	0	0	0	0	0	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
February 2014	59	13	3	0	5	0	n/a	n/a	80
February 2013	31	1	11	0	8	0	n/a	n/a	51
Former Hamilton City									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
February 2014	9	0	0	0	2	0	n/a	n/a	11
February 2013	11	0	0	0	0	8	n/a	n/a	19
Grimsby									
February 2014	8	0	0	1	0	0	n/a	n/a	9
February 2013	4	0	2	0	1	0	n/a	n/a	7
Hamilton CMA									
February 2014	76	13	3	1	7	0	n/a	n/a	100
February 2013	46	1	13	0	9	8	n/a	n/a	77
Brant County									
February 2014	6	0	0	0	1	0	n/a	n/a	7
February 2013	10	2	0	0	0	0	n/a	n/a	12
Brantford City									
February 2014	13	0	8	0	17	0	n/a	n/a	38
February 2013	20	1	4	0	9	0	n/a	n/a	34
Brantford CMA									
February 2014	19	0	8	0	18	0	n/a	n/a	45
February 2013	30	3	4	0	9	0	n/a	n/a	46

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
February 2014	34	0	11	0	10	0	n/a	n/a	55
February 2013	86	6	37	0	15	0	n/a	n/a	144
Former Hamilton City									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
February 2014	0	0	6	0	6	0	n/a	n/a	12
February 2013	5	0	10	0	0	178	n/a	n/a	193
Grimsby									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	2	0	10	0	0	0	n/a	n/a	12
Hamilton CMA									
February 2014	34	0	17	0	16	0	n/a	n/a	67
February 2013	93	6	57	0	15	178	n/a	n/a	349
Brant County									
February 2014	1	0	0	0	0	0	n/a	n/a	1
February 2013	11	0	0	0	4	0	n/a	n/a	15
Brantford City									
February 2014	11	2	4	0	3	0	n/a	n/a	20
February 2013	19	3	0	0	1	0	n/a	n/a	23
Brantford CMA									
February 2014	12	2	4	0	3	0	n/a	n/a	21
February 2013	30	3	0	0	5	0	n/a	n/a	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Hamilton CMA	42	55	2	2	80	44	106	155	230	256	-10.2
City of Hamilton	36	51	2	2	66	44	73	0	177	97	82.5
Former Hamilton City	10	12	0	2	33	0	73	0	116	14	**
Stoney Creek City	4	2	0	0	0	14	0	0	4	16	-75.0
Ancaster City	11	7	0	0	0	0	0	0	11	7	57.1
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	3	17	0	0	20	14	0	0	23	31	-25.8
Glanbrook	8	13	2	0	13	16	0	0	23	29	-20.7
City of Burlington	4	2	0	0	0	0	0	155	4	157	-97.5
Grimsby	2	2	0	0	14	0	33	0	49	2	**
Brantford CMA	13	12	0	0	0	17	0	0	13	29	-55.2
Brant County	6	n/a	0	n/a	0	n/a	0	n/a	6	n/a	n/a
Brantford City	7	10	0	0	0	17	0	0	7	27	-74.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	87	145	2	2	141	76	106	254	336	477	-29.6
City of Hamilton	79	136	2	2	121	76	73	99	275	313	-12.1
Former Hamilton City	29	30	0	2	51	0	73	99	153	131	16.8
Stoney Creek City	9	4	0	0	0	28	0	0	9	32	-71.9
Ancaster City	22	22	0	0	0	0	0	0	22	22	0.0
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	6	29	0	0	44	14	0	0	50	43	16.3
Glanbrook	13	50	2	0	26	34	0	0	41	84	-51.2
City of Burlington	4	7	0	0	0	0	0	155	4	162	-97.5
Grimsby	4	2	0	0	20	0	33	0	57	2	**
Brantford CMA	25	22	0	0	13	17	0	0	38	39	-2.6
Brant County	11	n/a	0	n/a	0	n/a	0	n/a	11	n/a	n/a
Brantford City	14	15	0	0	13	17	0	0	27	32	-15.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Hamilton CMA	80	44	0	0	33	0	73	155
City of Hamilton	66	44	0	0	0	0	73	0
Former Hamilton City	33	0	0	0	0	0	73	0
Stoney Creek City	0	14	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	20	14	0	0	0	0	0	0
Glanbrook	13	16	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	155
Grimsby	14	0	0	0	33	0	0	0
Brantford CMA	0	17	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	17	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	141	62	0	14	33	99	73	155
City of Hamilton	121	62	0	14	0	99	73	0
Former Hamilton City	51	0	0	0	0	99	73	0
Stoney Creek City	0	14	0	14	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	44	14	0	0	0	0	0	0
Glanbrook	26	34	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	155
Grimsby	20	0	0	0	33	0	0	0
Brantford CMA	5	17	8	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	5	17	8	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Hamilton CMA	108	87	49	14	73	155	230	256
City of Hamilton	88	83	16	14	73	0	177	97
Former Hamilton City	43	14	0	0	73	0	116	14
Stoney Creek City	4	2	0	14	0	0	4	16
Ancaster City	11	7	0	0	0	0	11	7
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	31	16	0	0	0	23	31
Glanbrook	23	29	0	0	0	0	23	29
City of Burlington	4	2	0	0	0	155	4	157
Grimsby	16	2	33	0	0	0	49	2
Brantford CMA	13	29	0	0	0	0	13	29
Brant County	6	n/a	0	n/a	0	n/a	6	n/a
Brantford City	7	27	0	0	0	0	7	27

Table 2.5: Starts by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	202	188	61	120	73	169	336	477
City of Hamilton	174	179	28	120	73	14	275	313
Former Hamilton City	80	32	0	99	73	0	153	131
Stoney Creek City	9	4	0	14	0	14	9	32
Ancaster City	22	22	0	0	0	0	22	22
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	22	43	28	0	0	0	50	43
Glanbrook	41	77	0	7	0	0	41	84
City of Burlington	4	7	0	0	0	155	4	162
Grimsby	24	2	33	0	0	0	57	2
Brantford CMA	30	39	0	0	8	0	38	39
Brant County	11	n/a	0	n/a	0	n/a	11	n/a
Brantford City	19	32	0	0	8	0	27	32

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Hamilton CMA	38	87	8	4	33	70	0	186	79	347	-77.2
City of Hamilton	36	80	8	4	21	52	0	0	65	136	-52.2
Former Hamilton City	10	24	0	0	0	0	0	0	10	24	-58.3
Stoney Creek City	2	4	8	0	0	40	0	0	10	44	-77.3
Ancaster City	16	7	0	0	0	6	0	0	16	13	23.1
Dundas Town	1	2	0	0	0	0	0	0	1	2	-50.0
Flamborough	2	17	0	2	0	0	0	0	2	19	-89.5
Glanbrook	5	26	0	2	21	6	0	0	26	34	-23.5
City of Burlington	0	4	0	0	12	10	0	186	12	200	-94.0
Grimsby	2	3	0	0	0	8	0	0	2	11	-81.8
Brantford CMA	11	22	2	4	9	0	0	0	22	26	-15.4
Brant County	1	n/a	0	n/a	0	n/a	0	n/a	1	n/a	n/a
Brantford City	10	14	2	2	9	0	0	0	21	16	31.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	152	151	12	6	88	121	0	186	252	464	-45.7
City of Hamilton	141	136	12	6	68	103	0	0	221	245	-9.8
Former Hamilton City	34	39	4	0	6	22	0	0	44	61	-27.9
Stoney Creek City	20	15	8	0	0	64	0	0	28	79	-64.6
Ancaster City	56	17	0	0	20	11	0	0	76	28	171.4
Dundas Town	1	2	0	0	0	0	0	0	1	2	-50.0
Flamborough	2	20	0	2	0	0	0	0	2	22	-90.9
Glanbrook	28	43	0	4	42	6	0	0	70	53	32.1
City of Burlington	7	8	0	0	20	10	0	186	27	204	-86.8
Grimsby	4	7	0	0	0	8	0	0	4	15	-73.3
Brantford CMA	37	52	4	6	19	3	0	0	60	61	-1.6
Brant County	19	n/a	0	n/a	0	n/a	0	n/a	19	n/a	n/a
Brantford City	18	43	4	4	19	3	0	0	41	50	-18.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Hamilton CMA	33	70	0	0	0	186	0	0
City of Hamilton	21	52	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	40	0	0	0	0	0	0
Ancaster City	0	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	21	6	0	0	0	0	0	0
City of Burlington	12	10	0	0	0	186	0	0
Grimsby	0	8	0	0	0	0	0	0
Brantford CMA	9	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	9	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	88	121	0	0	0	186	0	0
City of Hamilton	68	103	0	0	0	0	0	0
Former Hamilton City	6	22	0	0	0	0	0	0
Stoney Creek City	0	64	0	0	0	0	0	0
Ancaster City	20	11	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	42	6	0	0	0	0	0	0
City of Burlington	20	10	0	0	0	186	0	0
Grimsby	0	8	0	0	0	0	0	0
Brantford CMA	19	3	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	19	3	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Hamilton CMA	63	146	16	201	0	0	79	347
City of Hamilton	55	121	10	15	0	0	65	136
Former Hamilton City	10	24	0	0	0	0	10	24
Stoney Creek City	10	35	0	9	0	0	10	44
Ancaster City	16	7	0	6	0	0	16	13
Dundas Town	1	2	0	0	0	0	1	2
Flamborough	2	19	0	0	0	0	2	19
Glanbrook	16	34	10	0	0	0	26	34
City of Burlington	6	14	6	186	0	0	12	200
Grimsby	2	11	0	0	0	0	2	11
Brantford CMA	13	26	9	0	0	0	22	26
Brant County	1	n/a	0	n/a	0	n/a	1	n/a
Brantford City	12	16	9	0	0	0	21	16

Table 3.5: Completions by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	228	250	24	214	0	0	252	464
City of Hamilton	211	218	10	27	0	0	221	245
Former Hamilton City	44	54	0	7	0	0	44	61
Stoney Creek City	28	70	0	9	0	0	28	79
Ancaster City	76	17	0	11	0	0	76	28
Dundas Town	1	2	0	0	0	0	1	2
Flamborough	2	22	0	0	0	0	2	22
Glanbrook	60	53	10	0	0	0	70	53
City of Burlington	13	18	14	186	0	0	27	204
Grimsby	4	14	0	1	0	0	4	15
Brantford CMA	51	61	9	0	0	0	60	61
Brant County	19	n/a	0	n/a	0	n/a	19	n/a
Brantford City	32	50	9	0	0	0	41	50

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
February 2014	2	5.9	5	14.7	4	11.8	7	20.6	16	47.1	34	487,000	501,455
February 2013	11	13.3	19	22.9	16	19.3	14	16.9	23	27.7	83	437,210	464,614
Year-to-date 2014	20	14.3	21	15.0	23	16.4	28	20.0	48	34.3	140	462,900	485,980
Year-to-date 2013	17	13.1	30	23.1	29	22.3	19	14.6	35	26.9	130	429,500	473,558
Former Hamilton City													
February 2014	0	0.0	4	36.4	1	9.1	1	9.1	5	45.5	11	465,000	476,273
February 2013	3	11.1	9	33.3	10	37.0	4	14.8	1	3.7	27	407,900	402,776
Year-to-date 2014	1	3.1	8	25.0	9	28.1	4	12.5	10	31.3	32	430,695	481,439
Year-to-date 2013	4	9.8	14	34.1	16	39.0	4	9.8	3	7.3	41	404,990	411,558
Stoney Creek City													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2014	8	40.0	4	20.0	5	25.0	2	10.0	1	5.0	20	374,900	381,315
Year-to-date 2013	0	0.0	5	35.7	3	21.4	2	14.3	4	28.6	14	449,900	543,628
Ancaster City													
February 2014	0	0.0	0	0.0	3	18.8	5	31.3	8	50.0	16	494,500	501,350
February 2013	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	8	--	--
Year-to-date 2014	1	1.8	4	7.3	6	10.9	14	25.5	30	54.5	55	507,900	548,423
Year-to-date 2013	0	0.0	3	17.6	3	17.6	7	41.2	4	23.5	17	482,990	529,225
Dundas Town													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Flamborough													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2013	0	0.0	1	5.9	0	0.0	2	11.8	14	82.4	17	609,000	620,646
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	1	5.6	0	0.0	2	11.1	15	83.3	18	609,000	641,666
Glanbrook													
February 2014	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0	4	--	--
February 2013	8	29.6	6	22.2	4	14.8	4	14.8	5	18.5	27	392,298	407,391
Year-to-date 2014	10	33.3	5	16.7	3	10.0	8	26.7	4	13.3	30	414,950	417,118
Year-to-date 2013	13	33.3	7	17.9	7	17.9	4	10.3	8	20.5	39	394,745	409,770
City of Burlington													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Grimsby													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	--	--

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
February 2014	2	5.9	5	14.7	4	11.8	7	20.6	16	47.1	34	487,000	501,455
February 2013	11	12.4	19	21.3	16	18.0	14	15.7	29	32.6	89	447,000	489,245
Year-to-date 2014	20	13.6	22	15.0	23	15.6	28	19.0	54	36.7	147	469,000	521,416
Year-to-date 2013	17	11.6	30	20.4	29	19.7	24	16.3	47	32.0	147	449,900	571,318

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	1	5.3	2	10.5	0	0.0	2	10.5	14	73.7	19	550,000	559,147
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
February 2014	9	81.8	1	9.1	1	9.1	0	0.0	0	0.0	11	326,900	314,070
February 2013	10	52.6	3	15.8	3	15.8	3	15.8	0	0.0	19	345,000	352,353
Year-to-date 2014	17	68.0	6	24.0	2	8.0	0	0.0	0	0.0	25	339,990	317,250
Year-to-date 2013	20	52.6	7	18.4	4	10.5	6	15.8	1	2.6	38	342,500	363,729
Brantford CMA													
February 2014	9	75.0	1	8.3	1	8.3	0	0.0	1	8.3	12	334,445	331,648
February 2013	13	43.3	4	13.3	5	16.7	3	10.0	5	16.7	30	372,450	414,077
Year-to-date 2014	18	40.9	8	18.2	2	4.5	2	4.5	14	31.8	44	385,000	421,706
Year-to-date 2013	23	46.0	8	16.0	6	12.0	6	12.0	7	14.0	50	357,450	404,886

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2014						
Submarket	Feb 2014	Feb 2013	% Change	YTD 2014	YTD 2013	% Change
Hamilton CMA	501,455	489,245	2.5	521,416	571,318	-8.7
City of Hamilton	501,455	464,614	7.9	485,980	473,558	2.6
Former Hamilton City	476,273	402,776	18.2	481,439	411,558	17.0
Stoney Creek City	--	--	n/a	381,315	543,628	-29.9
Ancaster City	501,350	--	n/a	548,423	529,225	3.6
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	620,646	n/a	--	641,666	n/a
Glanbrook	--	407,391	n/a	417,118	409,770	1.8
City of Burlington	--	--	n/a	--	--	n/a
Grimsby	--	--	n/a	--	--	n/a
Brantford CMA	331,648	414,077	-19.9	421,706	404,886	4.2
Brant County	--	n/a	n/a	559,147	n/a	n/a
Brantford City	314,070	352,353	-10.9	317,250	363,729	-12.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
February 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	719	-7.0	1,050	1,459	1,545	68.0	349,943	4.7	360,555
	February	912	-15.9	1,035	1,390	1,491	69.4	375,381	5.2	369,457
	March	1,121	-14.6	1,081	1,765	1,598	67.6	388,147	9.9	377,494
	April	1,456	4.4	1,087	2,002	1,529	71.1	379,308	0.4	374,363
	May	1,540	2.8	1,131	2,087	1,564	72.3	416,664	12.8	399,294
	June	1,313	1.4	1,130	1,836	1,605	70.4	390,572	7.5	381,731
	July	1,237	3.9	1,064	1,684	1,598	66.6	383,240	10.8	383,124
	August	1,151	7.6	1,176	1,509	1,661	70.8	376,284	3.2	384,955
	September	1,154	30.5	1,230	1,798	1,652	74.5	390,638	8.7	390,737
	October	1,157	9.8	1,139	1,581	1,593	71.5	384,534	4.6	387,653
	November	1,022	13.1	1,213	1,177	1,595	76.1	368,947	-0.1	368,444
	December	689	19.8	1,137	529	1,387	82.0	371,037	10.3	396,890
2014	January	742	3.2	1,070	1,349	1,484	72.1	386,451	10.4	398,584
	February	922	1.1	1,044	1,306	1,436	72.7	398,239	6.1	393,047
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,752	-13.2		4,614			373,935	6.9	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	1,631	-12.2		2,849			364,167	4.8	
	YTD 2014	1,664	2.0		2,655			392,983	7.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
February 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	118	12.4	158	295	288	54.9	274,505	21.2	274,505
	February	158	4.6	170	246	279	60.9	242,110	7.0	242,110
	March	173	-14.8	172	271	276	62.3	257,618	10.3	257,618
	April	213	12.7	170	383	285	59.6	270,767	12.2	270,767
	May	236	11.3	172	370	288	59.7	263,039	2.6	263,039
	June	245	31.7	215	303	286	75.2	261,989	2.0	261,989
	July	183	0.5	149	288	259	57.5	250,496	-0.9	250,496
	August	172	-8.0	164	243	267	61.4	276,740	10.9	276,740
	September	173	16.1	162	277	275	58.9	259,138	8.2	259,138
	October	172	-6.0	171	267	275	62.2	272,641	6.4	272,641
	November	214	39.9	241	190	245	98.4	260,794	4.7	260,794
	December	173	108.4	285	87	197	144.7	286,599	17.3	286,599
2014	January	97	-17.8	126	193	207	60.9	245,837	-10.4	245,837
	February	110	-30.4	121	166	197	61.4	254,870	5.3	254,870
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	449	-2.2		812			256,599	11.8	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	276	7.8		541			255,960	13.1	
	YTD 2014	207	-25.0		359			250,638	-2.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
February 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	107.0	121.3	384.1	5.9	65.0	906
	February	595	3.00	5.24	107.1	122.8	387.8	5.8	65.5	897
	March	590	3.00	5.14	107.3	123.2	386.2	6.2	65.5	889
	April	590	3.00	5.14	108.2	122.9	382.6	6.7	65.2	894
	May	590	3.00	5.14	108.5	123.0	379.7	6.9	64.7	912
	June	590	3.14	5.14	108.3	123.2	377.9	6.2	63.9	920
	July	590	3.14	5.14	108.5	123.4	376.8	6.1	63.6	925
	August	601	3.14	5.34	108.5	123.4	369.0	6.5	62.5	916
	September	601	3.14	5.34	108.6	123.5	366.0	7.0	62.2	916
	October	601	3.14	5.34	109.3	123.3	366.0	7.1	62.2	908
	November	601	3.14	5.34	109.8	123.3	369.4	6.7	62.5	913
	December	601	3.14	5.34	109.8	123.1	372.4	6.6	62.9	905
2014	January	595	3.14	5.24	109.6	123.3	375	6.0	62.9	906
	February	595	3.14	5.24		124.6	379.6	5.9	63.6	900
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
February 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.2	121.3	67.9	7.7	67.6	861
	February	595	3.00	5.24	116.2	122.8	68.7	7.7	68.2	869
	March	590	3.00	5.14	116.3	123.2	68.9	7.6	68.5	861
	April	590	3.00	5.14	116.5	122.9	68.5	7.6	67.9	849
	May	590	3.00	5.14	116.6	123.0	68.7	7.2	67.8	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.5	6.7	67.2	795
	August	601	3.14	5.34	117.0	123.4	68.8	6.9	67.6	784
	September	601	3.14	5.34	117.0	123.5	68.7	5.8	66.8	783
	October	601	3.14	5.34	117.1	123.3	69.0	4.8	66.3	793
	November	601	3.14	5.34	117.2	123.3	68.3	4.1	65.0	810
	December	601	3.14	5.34	117.4	123.1	66.9	5.1	64.5	822
2014	January	595	3.14	5.24	117.5	123.3	66	5.9	64.4	831
	February	595	3.14	5.24		124.6	65.9	7.1	64.7	829
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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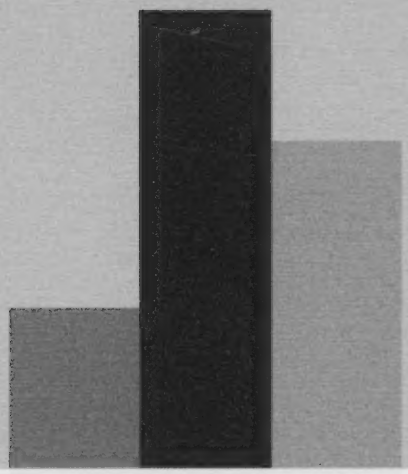

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